



PUBLIC NOTICE

US Army Corps
of Engineers
New York District
Jacob K. Javits Federal Building
New York, N.Y. 10278-0090
ATTN: Regulatory Branch

In replying refer to:
Public Notice Number: NAN-2007-1374-WCA
Issue Date: **January 9, 2008**
Expiration Date: **February 7, 2008**

To Whom It May Concern:

The New York District, Corps of Engineers has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), and Section 404 of the Clean Water Act (33 U.S.C. 1344).

APPLICANT: Shipyard Associates, LP
5 Marine View Plaza, Suite 500
Hoboken, New Jersey 07030

ACTIVITY: Discharge fill material into waters of the United States to facilitate the rehabilitation of an existing deteriorated pier, and the installation of three outfall structures.

WATERWAY: Hudson River

LOCATION: City of Hoboken, Hudson County, New Jersey.

A detailed description and plans of the applicant's activity are enclosed to assist in your review.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

ALL COMMENTS REGARDING THE PERMIT APPLICATION MUST BE PREPARED IN WRITING AND MAILED TO REACH THIS OFFICE BEFORE THE EXPIRATION DATE OF THIS NOTICE, otherwise, it will be presumed that there are no objections to the activity.

CENAN-OP-RW
PUBLIC NOTICE NO. NAN-2007-1374-WCA

Any person may request, in writing, before this public notice expires, that a public hearing be held to collect information necessary to consider this application. Requests for public hearings shall state, with particularity, the reasons why a public hearing should be held. It should be noted that information submitted by mail is considered just as carefully in the permit decision process and bears the same weight as that furnished at a public hearing.

Our preliminary determination is that the activity for which authorization is sought herein is not likely to affect any Federally endangered or threatened species or their critical habitat. However, pursuant to Section 7 of the Endangered Species Act (16 U.S.C. 1531), the District Engineer is consulting with the appropriate Federal agency to determine the presence of and potential impacts to listed species in the project area or their critical habitat.

The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996 (Public Law 104-267), requires all federal agencies to consult with the National Marine Fisheries Service on all actions or proposed actions, that are either permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). Based upon a review of the "Guide to Essential Fish Habitat Designations in the Northeastern United States," issued by the National Oceanic and Atmospheric Administration/National Marine Fisheries Service (NOAA-FS), the EFH for several aquatic species and their life stages in the proposed project area could potentially be impacted by the proposed work. Further consultation with NOAA-FS regarding EFH impacts and conservation recommendations is being conducted and will be concluded prior to a final decision on the application.

Based upon a review of the latest published version of the National Register of Historic Places, there are no known sites eligible for, or included in, the Register within the permit area. Presently unknown archeological, scientific, prehistorical, or historical data may be lost by work accomplished under the required permit.

Reviews of activities pursuant to Section 404 of the Clean Water Act will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404 (b) of the Clean Water Act and the applicant will obtain a water quality certificate or waiver from the appropriate state agency in accordance with Section 401 of the Clean Water Act prior to a permit decision.

Pursuant to Section 307 (c) of the Coastal Zone Management Act of 1972 as amended [16 U.S.C. 1456 (c)], for activities under consideration that are located within the coastal zone of a state which has a federally approved coastal zone management program, the applicant has certified in the permit application that the activity complies with, and will be conducted in a manner that is consistent with, the approved state coastal zone management program. By this public notice, we are requesting the state's concurrence with, objection to, or waiver of the applicant's certification. No permit decision will be made until one of these actions occur. For activities within the coastal zone of New Jersey the applicant's certification and accompanying information is available from the New Jersey Department of Environmental Protection, Bureau of Coastal Regulation, CN 401, 501 East State Street, Second Floor, Trenton, New Jersey 08625-0401, Telephone Number (609) 633-2289. Comments regarding the applicant's certification, and copies of any letters to this office commenting upon this proposal, should be so addressed.

In addition to any required water quality certificate and coastal zone management program concurrence, the applicant has obtained or requested the following governmental authorization for the activity under consideration: New Jersey Department of Environmental Protection Waterfront Development Permit.

It is requested that you communicate the foregoing information concerning the activity to any persons known by you to be interested and who did not receive a copy of this notice. If you have any questions concerning this application, you may contact this office at (917) 790-8412 and ask for James Cannon.

CENAN-OP-R_
PUBLIC NOTICE NO. NAN-2007-1374-WCA

For more information on New York District Corps of Engineers programs, visit our website at <http://www.nan.usace.army.mil>

For/ 
Richard L. Tomer
Chief, Regulatory Branch

Enclosures

WORK DESCRIPTION

The applicant, Shipyard Associates, LP, has requested Department of the Army authorization to discharge fill material into waters of the United States to facilitate the rehabilitation of an existing 76,200 square foot deteriorated pier known as the "North Pier". The site is located in the Hudson River, in the City of Hoboken, Hudson County, New Jersey.

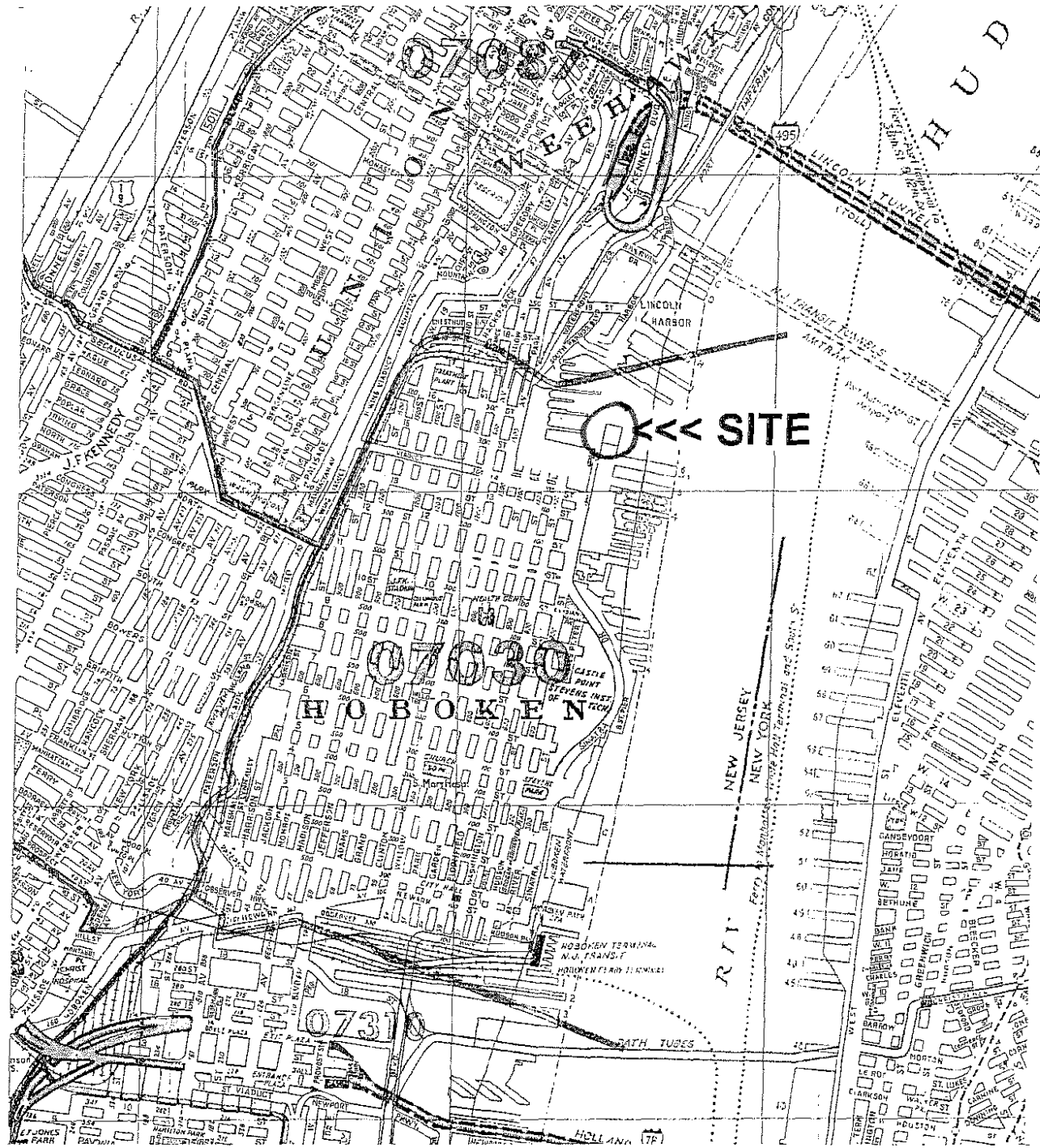
The existing pier currently consists of approximately six to eight feet of earthen fill over a timber deck. The timber deck is supported by timber piles spaced at 4-foot centers. A concrete gravity wall extends around the perimeter of the pier containing the earthen fill. Due to marine borer damage, portions of the piers timber deck have collapsed allowing the overlaying earthen fill material to fall into the underlying mud and as a result, the structure is not currently servicable. The depth between the bottom of what remains of the timber deck and the mudline ranges from 1 foot on the western side to 4 foot on the eastern side.

As part of the proposed pier rehabilitation activities, the applicant proposes to construct and install approximately 1,036 linear feet of steel sheet bulkheading around the perimeter of the pier and within 18-inches of the existing concrete wall. Once the bulkheading is installed, all remaining portions of the timber deck and associated piles would be removed and disposed of at a state approved upland site and the interior of the pier would be filled with approximately 36,500 cubic yards of fill material up to the 100-year flood elevation (+10 feet, Northern Geodetic Vertical Datum). Additional activities include the installation of three outfall structures fitted with Tideflex check valves.

The northern portion of the pier, located outside the project area, is owned by the City of Hoboken. The finger pier situated along the North Pier's eastern side is owned by the applicant but no future rehabilitation activities are proposed.

The purpose of this project is to reestablish the integrity of the pier to facilitate the construction of proposed recreational and open space development, and an associated waterfront walkway.

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DATE:	DRAWN BY:	REVIEWED BY:	SCALE:	PROJECT #	SHEET #
12/12/06	CJS	MM	NA	NP	1 OF 1



POTOMAC-HUDSON ENVIRONMENTAL, INC.

207 S Steveris Avenue
PO Box 7
South Amboy, NJ 08879

16-4 Chapel Avenue
Jersey City, NJ 07305

135 W. 16th Street
Suite 3E, POB 1206
New York, NY 10011

PROJECT LOCATION

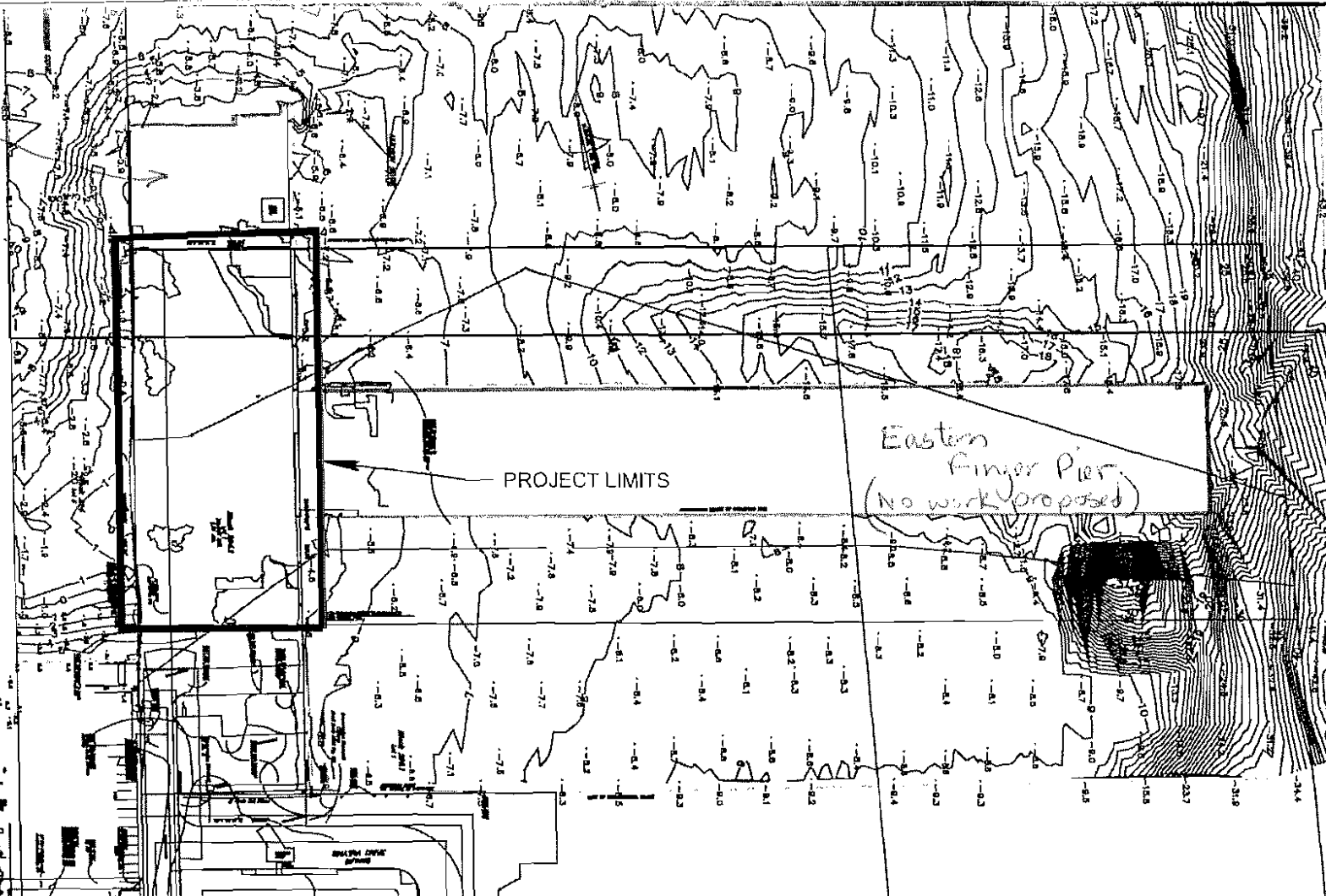
North Pier
Hoboken, New Jersey

SOURCE: Hagstrom Street Map
Hudson County

FIGURE #

1 of 6

This portion
of Pier owned
by the City
of Hoboken
(no activities
proposed)



EXISTING CONDITIONS

Scale: 1" = 150'

FOR PERMIT USE ONLY
NOT FOR CONSTRUCTION

TIDAL ELEVATION (NGVD 1929)

SPRING HIGH WATER	3.37'
MEAN HIGH WATER	3.05'
MEAN TIDE LEVEL	0.69'
NGVD '29	0.00'
MEAN LOW WATER	-1.48'
MEAN LOWER-LOW WATER	-1.68'

PROPOSED NORTH PIER IMPROVEMENTS
PLAN AND SECTIONS

DATUM: NGVD 1929

PROPOSED NORTH PIER IMPROVEMENTS
AT
THE HOBOKEN SHIPYARD PROPERTIES
WITHIN WEEHAWKEN COVE AND THE HUDSON RIVER
SITUATED IN
CITY OF HOBOKEN, HUDSON COUNTY COUNTY, NEW JERSEY
APPLICATION BY:
SHIPYARD ASSOCIATES, LP

PREPARED BY

LG³ LGA ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS

DATE: 12-7-06

File No. 500767001801

Sheet 2 of 6

This portion
is per
owned by the
City of Hoboken.

TIDEFLEX CHECK
VALVE AT OUTLET

TIDEFLEX CHECK
VALVE AT OUTLET

CONSTRUCT BULKHEAD - 1,036 LF
PLACE INTERTIDAL FILL - 7,095 CY (NET)
CONSTRUCT STORM WATER OUTFALLS - 3 TOTAL

Eastern
Finger
Spier

TIDEFLEX CHECK
VALVE AT OUTLET

PROPOSED CONSTRUCTION

Scale: 1" = 150'

FOR PERMIT USE ONLY
NOT FOR CONSTRUCTION

PROPOSED NORTH PIER IMPROVEMENTS
PLAN AND SECTIONS

DATUM: NGVD1929

TIDAL ELEVATION
(NGVD 1929)

SPRING HIGH WATER	3.37'
MEAN HIGH WATER	3.05'
MEAN TIDE LEVEL	0.69'
NGVD 29	0.00'
MEAN LOW WATER	-1.48'
MEAN LOWER-LOW WATER	-1.68'

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PREPARED BY

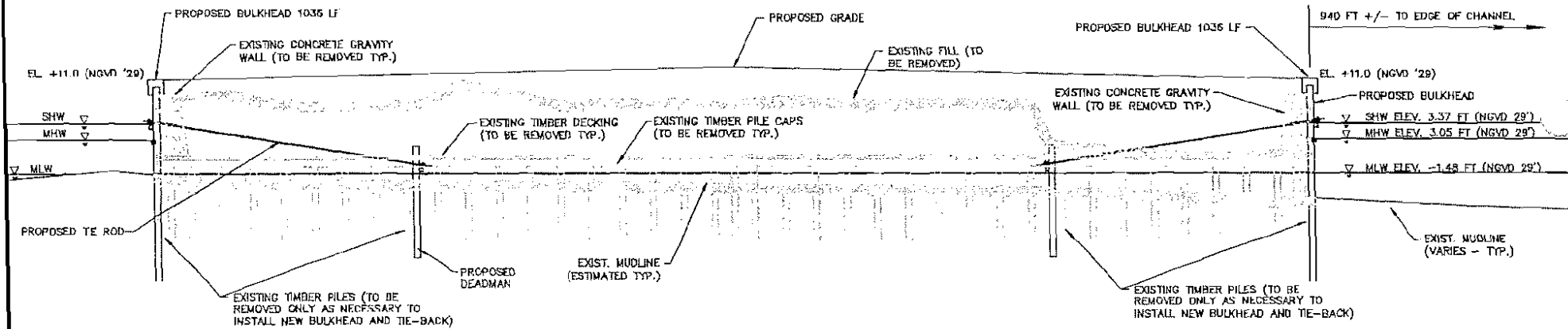
LGA LGA ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS

DATE: 12-7-06

File No. 500767001801

WEEHAWKEN COVE

HUDSON RIVER



PROPOSED TYPICAL SECTION

Scale: 1" = 20'

FOR PERMIT USE ONLY
NOT FOR CONSTRUCTION

PROPOSED NORTH PIER IMPROVEMENTS
PLAN AND SECTIONS

DATUM: NGVD 1929

TIDAL ELEVATION
(NGVD 1929)

SPRING HIGH WATER	3.37'
MEAN HIGH WATER	3.05'
MEAN TIDE LEVEL	0.69'
NGVD '29	0.00'
MEAN LOW WATER	-1.48'
MEAN LOWER-LOW WATER	-1.68'

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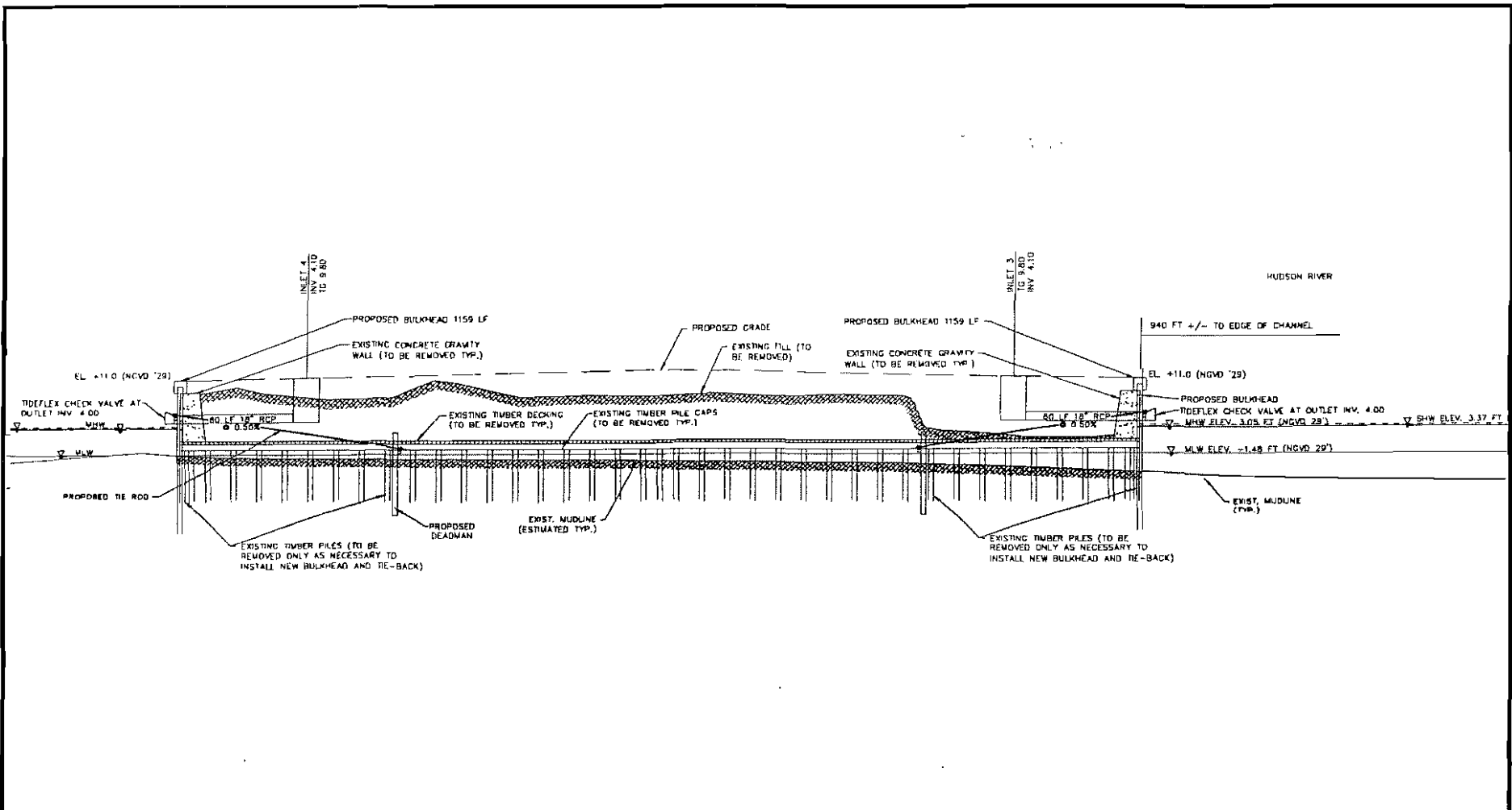
PREPARED BY

LGA LGA ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS

DATE: 12-7-06

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PROPOSED OUTFALL SECTION

Scale: 1" = 30'

FOR PERMIT USE ONLY
 NOT FOR CONSTRUCTION

TIDAL ELEVATION
 (NGVD 1929)

SPRING HIGH WATER	3 37'
MEAN HIGH WATER	3 05'
MEAN TIDE LEVEL	0 69'
NGVD '29	0 00'
MEAN LOW WATER	-1 48'
MEAN LOWER-LOW WATER	-1 68'

PROPOSED NORTH PIER IMPROVEMENTS
 PLAN AND SECTIONS
 DATUM: NGVD 1929

PROPOSED NORTH PIER IMPROVEMENTS
 AT
 THE HOBOKEN SHIPYARD PROPERTIES
 WITHIN WEEHAWKEN COVE AND THE HUDSON RIVER
 SITUATED IN
 CITY OF HOBOKEN, HUDSON COUNTY COUNTY, NEW JERSEY
 APPLICATION BY:
 SHIPYARD ASSOCIATES, LP

PREPARED BY

LG LGA ENGINEERING, INC.
 CONSULTING ENGINEERS & SURVEYORS

DATE: 1-2-08

SHEET 1 OF 2

Sheet 5 of 6

Plotted: 01/02/08 - 12:17 PM, By: Jevito
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Technical Data

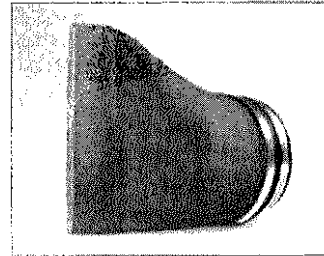
Series TF-1—Tideflex® Check Valve

Features & Benefits

- Ideal for manhole installations
- Lightweight, air-tightener design
- Seals around rim against solids
- Good effective, maintenance-free design

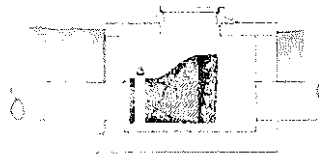
Materials of Construction

- Elements available in Pure Gum Rubber, Neoprene, Hypalon®, Chlorobutyl, Buna-N, LPM, and Viton®



The Series TF-1 Check Valve is designed for use in manhole installations. It is a lightweight, air-tightener design that seals around the rim against solids. The valve is made of high-quality materials and is designed to be maintenance-free.

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Installation Instructions

1. The Series TF-1 Check Valve is designed for use in manhole installations.

2. The Series TF-1 Check Valve is designed for use in manhole installations.

3. The Series TF-1 Check Valve is designed for use in manhole installations.

4. The Series TF-1 Check Valve is designed for use in manhole installations.

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8. The Series TF-1 Check Valve is designed for use in manhole installations.

9. The Series TF-1 Check Valve is designed for use in manhole installations.

10. The Series TF-1 Check Valve is designed for use in manhole installations.

Size (in.)	Weight (lb.)	Material	Notes
4	1.5	Pure Gum Rubber	
6	2.5	Pure Gum Rubber	
8	4.0	Pure Gum Rubber	
10	6.0	Pure Gum Rubber	
12	8.0	Pure Gum Rubber	
14	10.0	Pure Gum Rubber	
16	12.0	Pure Gum Rubber	
18	14.0	Pure Gum Rubber	
20	16.0	Pure Gum Rubber	
22	18.0	Pure Gum Rubber	
24	20.0	Pure Gum Rubber	
26	22.0	Pure Gum Rubber	
28	24.0	Pure Gum Rubber	
30	26.0	Pure Gum Rubber	
32	28.0	Pure Gum Rubber	
34	30.0	Pure Gum Rubber	
36	32.0	Pure Gum Rubber	
38	34.0	Pure Gum Rubber	
40	36.0	Pure Gum Rubber	

Tideflex Technologies Inc. • 100 Edward Dr. Pittsburgh, PA 15205 USA • 412-919-9919 • Fax 412-919-9918 • www.tideflex.com

PROPOSED OUTFALL TIDEFLEX DETAIL

Scale: N.T.S.

FOR PERMIT USE ONLY
 NOT FOR CONSTRUCTION

SPALL ELEVATION
 (NGVD 1929)

SPRING HIGH WATER	3.07'
MEAN HIGH WATER	3.05'
MEAN TIDE LEVEL	0.09'
MEAN LOW	0.00'
MEAN LOW WATER	-1.48'
MEAN LOWER LOW WATER	-1.68'

PROPOSED NORTH PIER IMPROVEMENTS
 PLAN AND SECTIONS

DATUM: NGVD 1929

PROPOSED NORTH PIER IMPROVEMENTS
 AT

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APPLICATION BY:
 SHIPYARD ASSOCIATES, LP

PREPARED BY



DATE: 1-2-08

SHEET 2 OF 2